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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
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My Rea of Sunshine SWFL, LLC

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ARTICLES OF ORGANIZATION OF
MY REA OF SUNSHINE SWFL, LLC

Pursuant to the provisions of Florida Statute Section 605.0202, the undersigned limited liability company hereby files its Articles of Organization with the Secretary of State of the State of Florida.

ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be **My Rea of Sunshine SWFL, LLC**, and its principal office shall be located at 12451 Popash Court, North Fort Myers, 33903, County of Lee, State of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate. The mailing address shall be 12451 Popash Court, North Fort Myers, Florida 33903.

ARTICLE II
PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted in the Operating Agreement or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or

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extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III **MEMBERS**

The Membership of this limited liability company shall be divided into two classes. The designation of each class and the number of authorized units of each class are as follows:

<u>Class</u>	<u>Number of Authorized Units</u>
A (Voting)	1000
B (Non-Voting)	1000

All or any part of the units of any class may be issued for such consideration as may be set forth in the Operating Agreement or as decided by the Manager. The nature and extent of the preference, rights, privileges and restrictions granted to or imposed upon the holders of the respective units shall be set forth in the Operating Agreement.

ARTICLE IV **EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of,

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the Manager of this limited liability company. This Article may be amended from time to time as provided in the Operating Agreement of the limited liability company.

ARTICLE V
MANAGEMENT

The limited liability company shall be managed by a Manager. The initial Manager shall be:

John A. Wilander
12451 Popash Court
North Fort Myers, FL 33903

ARTICLE VI
DURATION

The limited liability company shall commence on the date the Articles of Organization are duly filed as required by law and shall continue in existence until terminated, liquidated or dissolved, as provided in the Operating Agreement adopted by the members.

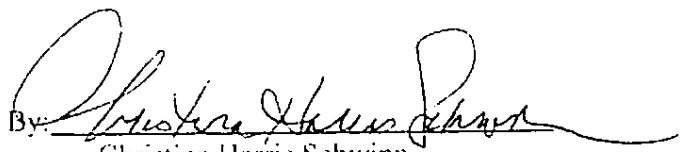
ARTICLE VII
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 1833 Hendry Street, City of Fort Myers, County of Lee, State of Florida, and the name of the company's initial registered agent at that address is **PLF REGISTERED AGENT, L.L.C.**

The undersigned, being the incorporator of the limited liability company, certifies that this instrument constitutes the Articles of Organization of **MY REA OF SUNSHINE SWFL, LLC**.

30th Executed by the undersigned incorporator at Fort Myers, Lee County, Florida, on the day of April, 2021.

MY REA OF SUNSHINE SWFL, LLC
a Florida Limited Liability Company

By: 
Christina Harris Schwinn
Authorized Representative

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STATE OF FLORIDA)
COUNTY OF LEE)

I HEREBY CERTIFY that before me the undersigned authority, duly authorized to take acknowledgments and administer oaths, by means of ☒ physical presence or ☐ online notarization, personally appeared CHRISTINA HARRIS SCHWINN, Authorized Representative, who is personally known to me or who produced _____ as identification to be the person who made and subscribed to the foregoing Articles of Organization and certifies and acknowledges that they made and executed said Articles for the use and purposes therein expressed.

WITNESS my hand and official seal this 30th day of April, 2021.



Irene Kreutzer

Irene Kreutzer
Notary Public, state of Florida
My commission expires: July 5, 2021
My commission no. is: GG 118464

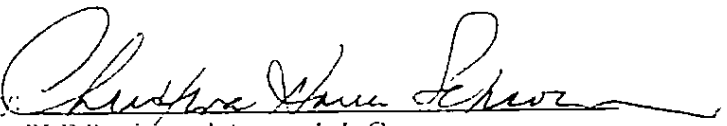
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LEE COUNTY
CLERK OF COURT

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance, with said Act:

First--That MY REA OF SUNSHINE SWFL. LLC, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Organization, at City of Fort Myers, County of Lee, State of Florida, has named **PLF REGISTERED AGENT, L.L.C.**, located at 1833 Hendry Street, Fort Myers, Florida, 33901, as its agent to accept service of process within this State.

ACKNOWLEDGMENTS:

Having been named to accept service of process for the above-stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By: 
PLF Registered Agent, L.L.C.

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